



Planning Statement

For

Single storey side extension.

Loft Conversion with hip to gable extensions and rear dormer.

at

2 The Croft, East Preston

- The existing property is a detached bungalow.
- The single storey side extension measures 3.39m in width which is less than half the width of the original property (original property measures 9.91m in width)
- The eaves of the proposed extension will match the existing property. The eaves of the new extension are within 2m of the boundary to the east of the property and are no higher 3m above ground level.
- The proposed external materials will match the existing house. The walls will be face brickwork. The roof will be tiles will match the existing roof colour.
- The pitched roof to the perimeter of the proposed extension is a false pitch hiding a flat roof behind
- The existing roof is pitched with hips to the side elevations.
- The proposed rooflights to the front and rear of the property will not project from the existing roof slope more than 150mm.
- The proposed materials will match the existing house. The dormer walls and gable will be finished externally with hung tiles to match the existing roof.
- There is no extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- The Volume of the extensions to the roof is within the permitted development allowance of 50m³, see over for calculation.

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Volume of side gable extension:

1/3 (base x height)

$$\text{Area of base} = \frac{7.1\text{m} \times 3.0\text{m}}{2} = 10.65\text{m}^2$$

$$\text{Formula for gable} = \frac{10.65\text{m}^2 \times 3.56\text{m}}{3} = 12.64 \text{ m}^3$$

$$\text{Hip to Gable Total volume} \quad (12.64\text{m}^3 \times 2) \quad = \quad 25.28\text{m}^3$$

Proposed dormer

$$\text{Area of side x length} \quad 8\text{m}^2 \times 5.18\text{m} = 42.50\text{m}^3$$

volume of existing roof within dormer construction;

$$8.58\text{m}^2 \times 2.2\text{m} = 18.71\text{m}^3$$

Additional volume created by proposed rear dormer

$$(42.50\text{m}^3 - 18.71\text{m}^3) \quad = \quad 23.63\text{m}^3$$

$$\text{Total of additional volume} \quad = \quad 48.91\text{m}^3$$